

## \$565,000 - 10315 117 Street, Edmonton

MLS® #E4428992

**\$565,000**

3 Bedroom, 2.50 Bathroom, 1,832 sqft

Condo / Townhouse on 0.00 Acres

Wāhkwāntāwin, Edmonton, AB

Prepare to be delighted by this beautifully updated townhome in the heart of Edmonton's vibrant Wāhkwāntāwin (Oliver) neighborhood! Enjoy 2,200 sqft of living space, a versatile 3-bd plus den layout, and an oversized double garage with 4-car driveway—a rare find this close to downtown! Step into the open living and dining area leading to a spacious chef's kitchen featuring granite countertops, SS appliances and gas stove. Gleaming hardwood, large family room and a 2pc bath complete the main floor. Upstairs hosts two bedrooms, laundry, a 4pc bath, and a massive primary bedroom with a private balcony, walk-in closet, and stunning 5pc ensuite with in-floor heating. The finished basement includes a den/ flex room, spacious landing and storage. The oversized garage fits two vehicles, all your toys and a workshop area! New A/C & HWT. Steps from the river valley, Grant MacEwan, Rogers Place and all the best that Edmonton has to offer. Enjoy urban condo life with the space and comfort of a single-family home!

Built in 1989

### Essential Information

MLS® # E4428992

Price \$565,000



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,832
Acres	0.00
Year Built	1989
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	10315 117 Street
Area	Edmonton
Subdivision	W&hkw&nt&win
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5K 1X9

### Amenities

Amenities	Air Conditioner, No Animal Home, No Smoking Home, Parking-Extra, Patio
Parking Spaces	6
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Oven-Microwave, Refrigerator-Energy Star, Stove-Gas, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Glass Door
Stories	3
Has Basement	Yes
Basement	Partial, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Low Maintenance Landscape, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### School Information

Elementary	W&hkw&nt&win/ St.Catherine
Middle	Westminster/ St.Catherine
High	Victoria/ St. Joseph

### Additional Information

Date Listed	April 4th, 2025
Days on Market	18
Zoning	Zone 12
Condo Fee	\$258

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